

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: **SP-2013-0069D**
REVISION #: **00** UPDATE: **U0**
CASE MANAGER: **Ron Czajkowski** PHONE #: **512-974-6307**

PROJECT NAME: **River Hills Sports Park**
LOCATION: **1200 RIVER HILLS RD**

SUBMITTAL DATE: **March 20, 2013**
REPORT DUE DATE: **April 17, 2013**
FINAL REPORT DATE: **April 15, 2013**

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is August 27, 2013.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 7 copies of the plans and 7 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.**

REVIEWERS:

Electric: David Lambert
Drainage Construction: Ron Czajkowski
Environmental: Liz Johnston
Hydro Geologist: Scott Hires
Planner 1: Cindy Casillas
Site Plan: Donna Galati
Site Plan Plumbing: Cory Harmon
Water Quality: Ron Czajkowski
Transportation: Sangeeta Jain

Site Plan Review - Donna Galati - 512-974-2733

- SP 1. Provide a contact name with the owner on the cover sheet.
- SP 2. Travis County TNR, TCESD #3 & 9, and West Travis Country Public Utility must sign the cover sheet prior to site plan approval.
- SP 3. In site plan notes & details, rename Building Area to Gross Floor Area. Please indicate which building(s) is more than 1-story.
- SP 4. Show the submittal date on the cover sheet as 02/28/2013.
- SP 5. Have you shown all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc? Indicate volume and page or document number, or dedication by plat. All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement.
- SP 6. Please indicate the case number in the lower right margin of each sheet.
- SP 7. **FLASH DRIVE REQUIREMENT**
All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Dept by the applicant after site plan approval. For more information, contact the Intake Staff.
- SP 8. Remove the compatibility notes from Site Plan Notes & Details page 21. Compatibility does not apply, and imposes restrictions within this site plan.
- SP 9. Remove the portion of Ordinance Requirement note #1, page 21, stating "minor corrections may be approved by the building plan review section." The building plan review section does not approve site plan corrections.

Water Quality Review - Ron Czajkowski - 512-974-6307

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ 1. Sheet 29 and 30 – The required filtration pond area in the Appendix R-3 tables should be $WQV/(4 + 1.33H)$. (ECM 1.6.5.B.1)

WQ 2. Sheet 29 – Indicate flowline elevation of 18" pipe into the splitter structure.

WQ 3. Sheet 29 – The elevation of the top of the sand bed is 679.5. The area of the sand bed is less than the area within the el. 680.0 contour which appears to have been used to determine the provided filter bed area in the Appendix R-3 table. Please review/correct as necessary.

WQ 4. Sheet 29 – The indicated elevations of the top of sedimentation and filtration ponds in the gabion Basket Wall Detail appear to be in error.

WQ 5. Sheets 29 and 30 - The top of the cleanouts (with the exception of the all-weather accessible cleanout) should be flush with the top of the sand bed (ECM 1.6.5.A.4). Revise the top of cleanout elevations.

WQ 6. Sheet 30 - The indicated top of sand bed elevation is incompatible with the underdrain flowlines and the layer thicknesses in the filtration pond section detail.

WQ 7. Sheets 29 and 30 – The impermeable liner is not required and may be removed if desired.

WQ 8. Sheets 29 and 30 – Modify the filtration pond profile to conform to one of the sections provided in ECM Figure 1-56A.

WQ 9. Sheets 29 and 30 – Include geotextile over filtration pond bottom and provide material specification (ECM 1.6.5.A.4 and 1.4.5.P). Note that the drainage matting specifications provided are not applicable since there is no drainage matting in the design.

WQ 10. Sheets 29 and 30 – There is a discrepancy in pipe spacing between the plan and the section detail.

WQ 11. Sheet 30 – There appear to be erroneous spot elevations of 684.0 shown at several locations in the filtration pond bottom.

WQ 12. Sheets 30 and 31 - The level of the 100-year storm level in the detention pond is higher than the splitter weir for pond 2. This will result in mixing of the water quality volume with the bypassed flow. Please correct.

WQ 13. Sheets 29 and 30 – Provide a removable PVC cap with an appropriately sized orifice at the end of the underdrain pipes to provide a 48-hour drawdown (ECM 1.6.5.A.4). Provide calculations demonstrating a minimum 48-hour drawdown from splitter weir to top of sand bed.

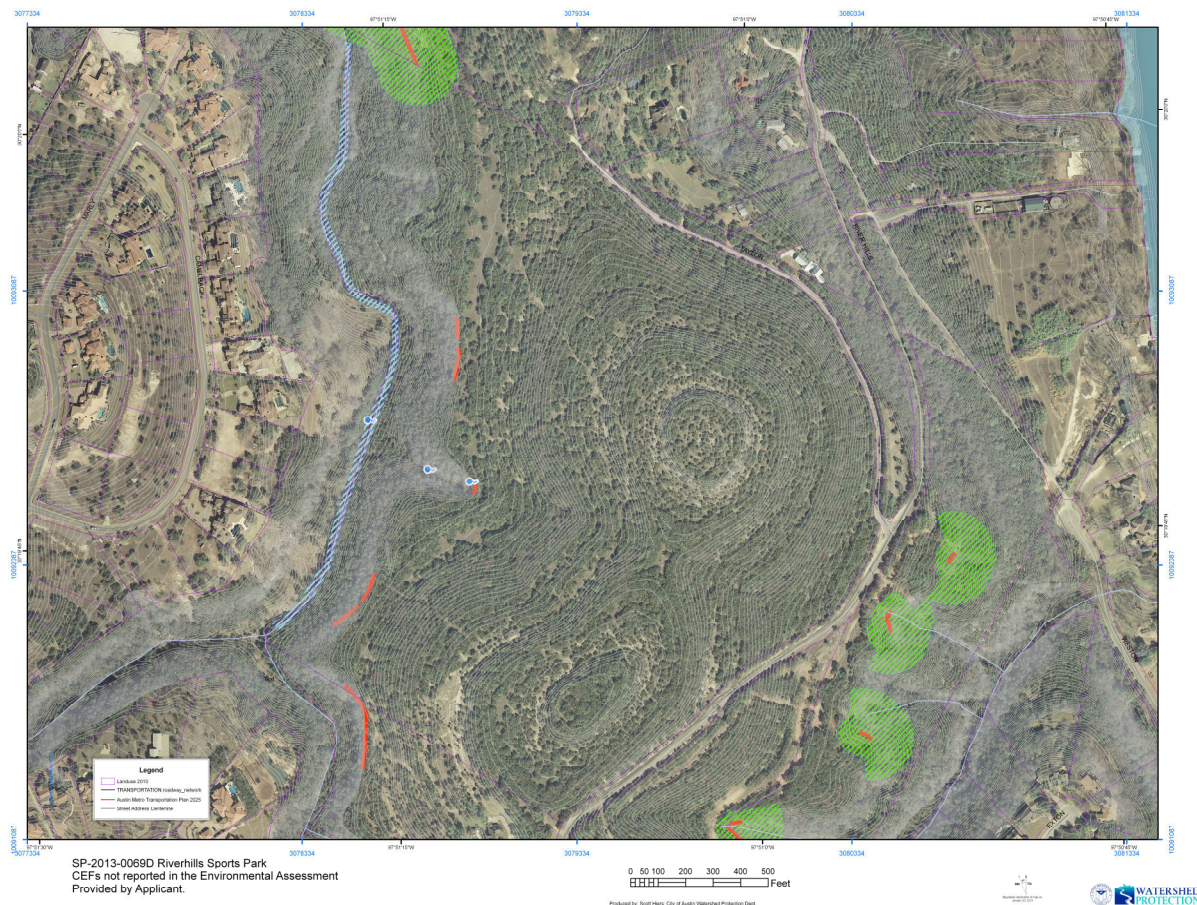
WQ 14. Add a note to the cover sheet indicating that no pesticides, fertilizers, or herbicides are to be used on the site.

WQ 15. Please indicate on the plan sheets whether the sports fields are to be natural or artificial turf.

Hydro Geologist Review - Scott Hiers - 512-974-1916
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HG1- The Environmental Assessment provided is not accurate. At least 9 additional CEFs were identified by COA staff during our brief 2-hour site visits on April 11th, 2013 and more may be present (see map below). Please provide an Environmental Assessment that identifies all the CEFs on site.

HG2 – Comments pending review of a new updated EA that applicant is to provide and additional site inspections by COA staff.



Industrial Waste Review - John McCulloch - 512-972-1060

March 28, 2013
Approved

IW1. This project is not proposing to connect to the City of Austin wastewater collection system. There are no Industrial Waste requirements.

Mapping Review - Richard Sigmon - 512-974-2288

Cleared

R.O.W. Review - Gregory Pepper - 512-974-7282

AULCC review recommended. Contact Eric.polanco@austintexas.gov

Transportation Review - Sangeeta Jain - 512-974-2219

- TR1. A driveway permit must be obtained from Travis County to take access to a County-maintained road. Written approval from Travis County is needed prior to site plan release. Contact Travis County at 854-9383 for more information.
- TR2. Please add the following note to cover sheet "Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary."

Austin Water Utility Review - Neil Kepple - 512-972-0077

WW1. The landowner proposes to serve to site (part of an 89.8 acre tract) with water service from the WTC PUA and an on-site septic system. The water system plans must be approved by the WTC PUA and the site must be approved for OSSF and fire protection by Travis County. No AWU review or sign-off is required.

Drainage Construction Review - Ron Czajkowski - 512-974-6307

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DC 1. A CN value of 89 (Sheet 14 and HEC-HMS analyses) was used for existing conditions. Based on the "C" soil types present at the site, a significantly lower CN value should apply (see DCM Table 2-8). Please review/correct.

DC 2. The area of DA 4 indicated on Sheets 11 and 14 appears to be in error. There is a discrepancy in the area of OF 2 indicated on Sheet 12 and on the table on Sheet 14. Please review/correct.

DC 3. Show the Tc flow paths on Sheet 14.

DC 4. The Reach 1 lag time used in the HEC-HMS analyses was 14.8 minutes for existing conditions and 4.5 minutes for developed conditions. The Reach 2 lag time used was 10.3 minutes for existing conditions and 14.8 minutes for developed conditions. There do not appear to be any changes in the flow paths along these reaches from existing to developed conditions. Please review/correct.

DC 5. There are discrepancies in the BP/OF 3 and BP/OF 4 areas between the plans (Sheets 12 and 14) and the HEC-HMS analyses. Please review/correct.

DC 6. There are discrepancies in the elevation of the detention pond outlet orifice between the HEC-HMS analyses and Sheet 31.

DC 7. Show the 100-year floodplain (FEMA and city) on the plan sheets. Dedication of a drainage easement to the limits of the 100-year floodplain will be required.

DC 8. Provide level spreaders at the pond outlets and other locations where storm flows have been concentrated by the conveyance facilities to return the flows to sheet flow. Rip rap alone is not sufficient to spread the flow.

DC 9. Sheet 27 – Show direction of flow from roof. Add note indicating that storm flows from roof must be conveyed to the storm sewer system.

DC 10. Provide the structural plans for the retaining walls (Sheets 58 to 61). Add a note to the cover sheet indicating that a separate building permit will be required for retaining walls.

DC 11. Sheet 10 – Switch Items 6 and 7 in the Sequence of Construction. Modify 7.B as follows: “Rough cut all required or necessary ponds. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of any embankment or excavation that leads to ponding conditions. The outlet system must consist of a low-level outlet and an emergency overflow meeting the requirements of the Drainage Criteria Manual (Section 8.3) and/or the Environmental Criteria Manual (Section 1.4.2.K) as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until final restoration is achieved.”

Electric Review - David Lambert - 512-322-6109

EL 1. FYI: Ernie Salinas at ph. 505-7667 is the initial Austin Energy contact for electric service design.

EL 2. FYI: Any relocation of existing electric facilities shall be at developer's expense.

EL 3. Comments clear.

Site Plan Plumbing Review - Cory Harmon - 974-2882

Civil Engineer –

Revise the Private Wastewater Plans:

1. Please provide additional clean outs on the wastewater line. (Clarification: Section 719.1 of the 2009 Uniform Plumbing Code states that “Cleanouts shall be placed inside the building near the connection between the building drain and the building sewer or installed outside the building at the lower end of the building drain and extended to grade. Additional building sewer cleanouts shall be installed at intervals not to exceed one-hundred (100) feet in straight runs and for each aggregate horizontal change in direction exceeding one-hundred and thirty-five (135) degrees.”)
2. Please provide additional manholes on the wastewater line. (Clarification: Section 719.6 of the 2009 Uniform Plumbing Code states that “Approved manholes shall be permitted to be installed in lieu of cleanouts, when first approved by the Authority Having Jurisdiction. The maximum distance between manholes shall not exceed three-hundred (300) feet.”)

3. There are multiple slopes for the wastewater piping that are negative percentages. This would imply that the piping is a force main or that the piping has backfall. There are no pumps and the plumbing code does not allow wastewater piping to have backfall. Express all slopes on plans as positive percentages.

Revise the Water Plan:

1. There is an irrigation backflow preventer and a domestic water backflow preventer near the batting cages. Indicate the type of these backflow preventers.

Environmental Review - Liz Johnston - 512-974-1218

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

EV 1 FYI: It appears this project, while on land owned by Eanes ISD, will be developed and run by a private entity. Therefore, the Eanes ISD interlocal agreement does not apply to this project.

EV 2 Please remove references to Title 30 from the cover sheet. Title 30 only applies to subdivisions – site plans are reviewed under Title 25.

EV 3 This site is located within the endangered species area. Please contact Jon White and Linda Laack of Travis County at Jon.White@co.travis.tx.us and Linda.Laack@co.travis.tx.us. This comment can be cleared by notifying the contact above of the proposed project via email and copying this EV Reviewer. [LDC 25-8-691 through 696]

EV 4 This comment pending confirmation from Environmental Resource Management (ERM) that the Environmental Assessment is accurate and meets the requirements of the ECM and LDC. [LDC 25-8-121 through 124, ECM 1.3.0.]

EV 5 Include a note stating that the site is not over the Edwards Aquifer Recharge Zone.

EV 6 Provide a signed copy of the final plat or a land status determination. Without this information the Environmental Review cannot be completed.

EV 7 Provide the most current ECM Appendix P-1 erosion control notes.

EV 8 Show the location of the watershed divide between Cuernavaca Creek and Lake Austin on the ESC and Grading Plans.

EV 9 Show the location of any Critical Environmental Features (such as point recharge features, canyon rimrock, caves, springs, wetland sinkholes or bluffs) along with the required setbacks on the ESC Sheet, Grading Plan and Site Plans. FYI: A site visit conducted on April 11, 2013 with Scott Hiers identified numerous Critical Environmental Features not described in the Environmental Assessment. Please contact ERM for additional information. [LDC 25-8-281]

EV 10 Please provide a slope map and demonstrate that the project complies with 25-8-301 and 25-8-302.

EV 11 The Q1/Q2 tables are not showing the breakdown of slope categories. Please revise to include this information. [LDC 25-8-63(A-D), ECM Appendices Q-1 and Q-2]

EV 12 Please remove the note indicating how much allowable impervious cover remains with this site plan. According to watershed impervious cover limits, 20% of the net site area may be impervious, not 50%.

EV 13 Please demonstrate how the "0" value was calculated in the Q-2 roadway deduction by providing the actual "roadway perimeter deductions" calculations. Please provide roadway and ROW widths and lengths, for each separate roadway, used in determining the roadway deduction calculations. [LDC 25-8-211(B)(3), ECM 1.4.1.1(C), ECM Appendix Q-2].

EV 14 Within the Water Supply Rural watershed classification, at least 40 percent of the site must be retained in or restored to its natural state to serve as a buffer. This buffer must: (a) be located entirely within the uplands zone; (b) be contiguous to the development; (c) be located downslope of the development; and (d) receive overland drainage from the development. In addition, the use of this buffer is limited to fences, utilities that cannot be reasonably located elsewhere, irrigation lines not associated with wastewater disposal, and access for site construction. Please clearly label this buffer in the plan set and demonstrate compliance with items a through d above. [LDC 25-8-454(D)(2)]

EV 15 It appears that this project will not meet cut/fill requirements. Please provide a cut/fill exhibit showing the locations of cut/fill between 4-10', 10'-20' & >20'. Please submit a variance request letter addressing the findings of fact per LDC 25-8-41. Note, separate variances will be required for a variance to 25-8-341 Cut Requirements and 25-8-342 Fill Requirements.

EV 16 Variance package preparation will not take place until review is substantially complete and the variance fee is paid. In addition, the project cannot go before the Environmental Board until the project is substantially compliant with Code. Please contact me to set up a meeting to discuss the variance.

EV 17 Show the location of the concrete washout area on the ESC sheet.

EV 18 For offsite utility construction – Add a note to the ESC sheets stating: "Perpendicular erosion controls must be installed every 30 feet as the trench is backfilled."

EV 19 Surface water should be prevented from entering into the LOC from offsite upslope areas. In order to comply with the revised ECM, please provide a surface water diversion device such as a silt fence/swale/berm located along the upslope LOC boundary. The surface water diversion device must prevent surface water from entering into the LOC and must be designed to provide diversion capacity for the 10 year-24 hour storm event. Provide supporting calculations demonstrating that the surface water diversion device will be sufficient for the 10 year-24 hour storm event. Non-erosive velocities must be demonstrated by these calculations. Additional ESC review is pending.

EV 20 The sediment trap/sediment basin must be designed to provide capture volume for the 10 year-24 hour storm event. Provide calculations demonstrating that the sediment trap/sediment basin capture volume is sufficient for the 10 year-24 hour storm event.

EV 21 For rough cut ponds, sediment traps, and sediment basins dewatering skimmers must be designed to dewater at the surface. Provide a ECM Figure 1.4.5.K.1 in the plan set and show the dewatering skimmer location.

EV 22 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-7-65, ECM 1.2.1, ECM Appendix S-1]

EV 23 For an intermediate waterway, the Water Quality Transition Zone should be 200' from the Critical Water Quality Zone. It appears to be shown at 100' instead of 200' from the CWQZ. FYI: Please refer to 25-8-453 for development restrictions within a WQTZ located outside of the Edwards Aquifer Recharge Zone in a Water Supply Rural Watershed. Copied below for reference:

EV 24 Please identify and label the centerline of the creek.

EV 25 In order to verify that the waterway is truly classified as intermediate, please provide information regarding upstream drainage area of the creek.